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6113 LINWORTH ROAD
WORTHINGTON, OHIO 43085
PHONE 614-885-4026

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TED L. ROBINSON, P.S.
J. FRED WICKER, P.S.

September 17, 1982

CHARLES F. BIRD, Chairman Emeritus

DESCRIPTION OF 0.634 ACRE TRACT AT
N.E. CORNER OF LINWORTH RD. & W. DUBLIN-GRANVILLE RD.,
PERRY TOWNSHIP, FRANKLIN COUNTY, OHIO
(UNITED REFINING COMPANY)

Situated in the State of Ohio, County of Franklin, Township of Perry, in Quarter Township 4, Township 1 North, Range 19 West, United States Military Lands, and being all of Parcels 1 and 2 conveyed to United Refining Company by deed of record in Deed Book 3282, Page 558, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin replacing a P. K. Nail at the intersection of the centerline (to the north) of Linworth Road (no legal right-of-way width established) with the centerline (to the east) of West Dublin-Granville Road - Ohio Route 161 (60 feet wide), said iron pin also being at the southwest corner of said Parcel 1;

thence N 8° 57' 00" W along the centerline of Linworth Road and along the west line of said Parcel 1 a distance of 165.39 feet to a P. K. Nail previously set at the northwest corner of said Parcel 1 and at the southwest corner of a 0.243 acre tract of land conveyed to Jefferson Savings Association by deed of record in Official Record 694, Page F 06, Recorder's Office, Franklin County, Ohio;

thence S 85° 40' 28" E along a north line of said Parcel 1 and along a south line of said 0.243 acre tract a distance of 32.00 feet to a 3/4-inch I.D. iron pipe previously set at a corner of said Parcel 1 and at a corner of said 0.243 acre tract (passing a 3/4-inch I.D. iron pipe previously set at 25.69 feet);

thence S 8° 57' 00" E along a line of said Parcel 1 and along a line of said 0.243 acre tract a distance of 3.00 feet to a 3/4-inch I. D. iron pipe previously set at a corner of said Parcel 1 and at a corner of said 0.243 acre tract;

thence S 85° 40' 28" E along a north line of said Parcel 1, along the north line of said Parcel 2 and along a south line of said 0.243 acre tract a distance of 154.31 feet to a 3/4-inch I.D. iron pipe previously set at the northeast corner of said Parcel 2, at the southeast corner of said 0.243 acre tract and in the west line of a 0.553 acre tract of land conveyed to Jefferson Savings Association by deed of record in Official Record 694, Page F 02, Recorder's Office, Franklin County, Ohio;

thence S 0° 06' 02" W along the east line of said Parcel 2 and along a portion of the west line of said 0.553 acre tract a distance of 159.51 feet to a railroad spike previously set in the centerline of West Dublin-Granville Road, at the southeast corner of said Parcel 2 and at the southwest corner of said 0.553 acre tract (passing a 3/4-inch I.D. iron pipe previously set in the north right-of-way line of West Dublin-Granville Road at 129.71 feet);

thence N 85° 12' 01" W along the centerline of West Dublin-Granville Road and along the south lines of said Parcels 2 and 1 a distance of 160.80 feet to the place of beginning;

containing 0.634 acre of land, more or less, and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C. F. Bird & R. J. Bull, Ltd., Consulting Engineers and Surveyors, Worthington, Ohio, from an actual boundary survey performed in the field in October, 1980.

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1569
(566)
PERRY WORTH.

Richard J. Bull
Richard J. Bull
Ohio Surveyor #4723

EXHIBIT A, Page 2 of 4

Auditor's Parcel No. 100-6096:

Real estate situated in the Village of Linworth, Perry Township of Franklin County, Ohio, being a part of Section 4, Township 2, Range 19 of the United States Military Lands, being a more particular description of the 0.553 acre tract of land described in Official Records Volume 694, Page F02, the 0.022 acre tract of land described in Official Records Volume 694, Page F06, the 0.1414 acre tract of land described in Official Records Volume 694, Page F06, the 0.288 acre tract of land described in Official Records Volume 694, Page F09 and Official Records Volume 1843, Page G16, the 0.151 acre tract of land described in Official Records Volume 1987, Page I09 and the 0.559 acre tract and the 0.178 acre tract of land described in Official Records Volume 2070, Page H19 and I01, excepting the 0.634 acre tract of land sold to United Dairy Farmers, Inc. as described in Official Records Volume 4042, Page H13 (subject to restrictions as set forth in Official Records Volume 4891, Page J16) and excepting the 0.1016 acre tract of land sold to said United Dairy Farmers, Inc. as described in Official Records Volume 14134, Page A11, and being further bounded and described as follows:

Beginning at a railroad spike found on a point common to the Southeast corner of said United Dairy Farmers, Inc. 0.634 acre tract and the centerline of Dublin-Granville Road (State Route 161, 60 feet wide):

Thence North 00 Degrees 01 Minutes 18 Seconds East, 183.87 feet along the East line of said United Dairy Farmers, Inc. 0.634 acre tract and said 0.1016 acre tract to a three-fourths (3/4) inch diameter iron pipe found on the Northeast corner of said 0.1016 acre tract (passing over an iron pipe set at 40.14 feet);

Thence North 85 Degrees 40 Minutes 28 Seconds West, 190.19 feet along the North line of said United Dairy Farmers, Inc. 0.1016 acre tract to a p.k. nail set on the centerline of Linworth Road (no legal right-of-way established) (passing over an iron pipe set at 164.49 feet);

Thence North 09 Degrees 02 Minutes 28 Seconds West, 83.94 feet along said centerline of Linworth Road to a p.k. nail found on the Southwest corner of a 0.297 acre tract of land owned by Julia A. Keiser (Official Records Volume 6410, Page C03);

Thence the following two (2) consecutive courses along said Keiser 0.297 acre tract;

1. South 85 Degrees 40 Minutes 28 Seconds East (reference bearing), 254.88 feet to a one-half (1/2) inch diameter iron pipe found (passing over a three-fourths (3/4) inch diameter iron pipe found at 25.70 feet);
2. North 00 Degrees 00 Minutes 34 Seconds East, 50.24 feet to an iron pipe set on the Southwest corner of a 1.236 acre tract of land owned by Linworth United Methodist Church (Deed Record 2495, Page 567);

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Thence South 85 Degrees 40 Minutes 28 Seconds East, 66.41 feet along the South line of said Linworth United Methodist Church 1.236 acre tract to a three fourths (3/4) inch diameter iron pipe found on a point common to the Southeast corner of said 1.236 acre tract and the West line of Strathaven of Worthington Condominium 2nd Amendment (Condominium Plat Book 36, Page 1);

Thence the following three (3) consecutive courses along said Strathaven of Worthington Condominium 2nd Amendment;

1. South 00 Degrees 20 Minutes 03 Seconds East, 100.21 feet to an iron pipe set;
2. North 85 Degrees 40 Minutes 28 Seconds West, 2.50 feet to an iron pipe set;
3. South 00 Degrees 01 Minutes 37 Seconds East, 216.72 feet to a railroad spike found on said centerline of Dublin-Granville Road (passing over three-fourths (3/4) inch diameter iron pipes found at 8.78 feet and at 176.50 feet);

Thence North 85 Degrees 15 Minutes 17 Seconds West, 116.20 feet along said centerline of Dublin-Granville Road to the point of beginning.

Bearing (South 85 Degrees 40 Minutes 20 Seconds East) assumed from Official Records Volume 1843, Page 616.

The tract as described from an actual field survey performed on or about February 21, 1994, by Registered Surveyor Benjamin H. Cartwright (S-5456) of Page Engineering, Inc., Marysville, Ohio, contains 1.155 acres, more or less, of which 0.128 acre is subject to the road right-of-way. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456.

LESS AND EXCEPT: THEREFROM THE FOLLOWING 0.343 ACRE TRACT AS CONVEYED BY INSTRUMENT NUMBER 200011030224628

Situated in the State of Ohio, County of Franklin, City of Worthington, in Quarter Township 4, Township 2, Range 19, United States Military Lands, and being a part of the 1.155 Acre tract conveyed to CoBancorp, Inc. in Official Record Volume 34346, Page E-16, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Linworth Road at the northwest corner of said 1.155 Acre tract and at the southwest corner of a 47.52 rod (0.297 Acres) parcel conveyed to Julia A. Keiser in Official Record Volume 16410, Page G-03;

Thence, along part of the north line of said 1.155 Acre tract and the south line of said Keiser tract, South 85 degrees 40 minutes 28 seconds East, passing a found iron pin at 25.70 feet, a distance of 254.88 feet to a found iron pin at the southeast corner of said Keiser tract;

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Thence, across part of said 1.155 Acre tract, South 00 degrees 00 minutes 34 seconds West, 59.84 feet to a set railroad spike;

Thence, continuing across part of said 1.155 Acre tract, North 85 degrees 40 minutes 28 seconds West, passing a set railroad spike at 219.50 feet, a distance of 245.20 feet to a point in the centerline of Linworth Road and in the West line of said 1.155 Acre tract;

Thence, along the centerline of Linworth Road and part of the West line of said 1.155 Acre tract, North 09 degrees 02 minutes 28 seconds West, 61.33 feet to the Point of Beginning, containing 0.343 acres.

Basis of bearings is North 09 degrees 02 minutes 28 seconds West, on the centerline of Linworth Road per Official Record Volume 34346, Page E-16. This description is based on a field survey by Myers Surveying Company, Inc. in February, 2000.

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